

1/04/11 11:48:17 ^{SS}
DK W BK 649 PG 695
DESOTO COUNTY, MS
W.E. DAVIS, CH CLERK

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| Prepared by and Return to: Austin Law Firm, P.A. 6928 Cobblestone Drive Suite 100 Southaven, MS 38672 662-890-7575 Mary Austin Monteith MS Bar #3412 File No: S12-10-0782 | Grantors Address: 6701 Washington Avenue Ocean Springs, MS 39564 Home: <u>n/a</u> Work: <u>662-404-0045</u> | Grantees Address: 5930 Shiloh Lane Southaven, MS 38672 Home: <u>901-573-4169</u> Work: <u>901-434-7228</u> |
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WARRANTY DEED ~~PREPARED BY AND RETURN TO~~ ^{SS}
RURAL AUSTIN LAW FIRM
1661 International Place Dr., Suite 400
Memphis, TN 38120

WESTIN HOMES, LLC
GRANTOR

TO

JON KLESNER, JR. AND WIFE,
HILDA KARINA KLESNER
GRANTEES

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, Westin Homes, LLC, do hereby sell, convey, and warrant unto Jon Klesner, Jr. and wife, Hilda Karina Klesner, as tenants by the entirety with full rights of survivorship and not as tenants in common, the land lying and being situated in DeSoto County, Mississippi, described as follows, to-wit:

Lot 177, Area 1 and 2, Section "A", Snowden Grove P.U.D., located in Section 3, Township 2 South, Range 7 West, DeSoto County, Mississippi, as recorded in Plat Book 100, Page 31, in the office of the Chancery Clerk of DeSoto County, Mississippi.

The warranty in this deed is subject to rights of ways and easements for public roads and public utilities, to building, zoning, subdivision and health department regulations in effect in DeSoto County, Mississippi.

Subject to subdivision restrictive covenants, easements and setback lines as recorded in Book 100, Page 31, in the office of the Chancery Clerk of DeSoto County, Mississippi.

Taxes for 2010 have been prorated, and possession is given with this deed.

WITNESS the signature(s) of the duly authorized officer (s) of the Limited Liability Company, this the 30th day of December, 2010.

WESTIN HOMES, LLC

BY: *Timothy Stacener*
Timothy Stacener
Authorized Agent

STATE OF MISSISSIPPI
COUNTY OF DESOTO

PERSONALLY APPEARED before me, the undersigned authority at law, in and for the State and County aforesaid, the within named, Timothy Stacener, who acknowledged that as Authorized Agent for and on behalf of and by authority of Westin Homes, LLC, a Mississippi Limited Liability Company, signed and delivered the above and foregoing Deed on the day and year therein mentioned, and for the purposes therein expressed, he having been so duly authorized so to do.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 30th day of December, 2010.

Mary Austin Monteith
NOTARY PUBLIC

My Commission Expires:

